152.0	0001	0004.0	1 of 1	Residential
Map	Block	Lot	CARD	ARLINGTON

	Total Card /	Total Parcel
APPRAISED:	884,200 /	884,200
USE VALUE:	884,200 /	884,200
ASSESSED:	884,200 /	884,200

PROPERTY LOCATION

No	Alt No	Direction/Street/City
4		HAWTHORNE AVE, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	ANDERSON NEAL B & JENNIFER B
Owner 2:	
Owner 3:	
Street 1:	4 HAWTHORNE AVE
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02476 Type:

PREVIOUS OWNER

Owner 1:	SUSLOWICZ LEONARD J/CAROL ANN -
Owner 2:	TRS/SUSLOWICZ HAWTHORNE TRUST -
Street 1:	4 HAWTHORNE AVE
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02476

NARRATIVE DESCRIPTION

This parcel contains 7,850 Sq. Ft. of land mainly classified as One Family with a Colonial Building built about 1929, having primarily Wood Shingle Exterior and 2731 Square Feet, with 1 Unit, 1 Bath, 1 3/4 Bath, 0 HalfBath, 8 Rooms, and 4 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	7850.000	359,800		524,400	884,200
Total Card	0.180	359,800		524,400	884,200
Total Parcel	0.180	359,800		524,400	884,200

Source: Market Adj Cost | Total Value per SQ unit /Card: 323.81 | /Parcel: 323.8

Legal Description

User Acct	GIS Ref	GIS Ref	Insp Date
100599			04/30/18

Entered Lot Size
Total Land:
Land Unit Type:

Patriot Properties Inc.

PREVIOUS ASSESSMENT

Parcel ID 152.0-0001-0004.0

!11898!

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	359,800	0	7,850.	524,400	884,200	884,200	Year End Roll	12/18/2019
2019	101	FV	284,300	0	7,850.	491,600	775,900	775,900	Year End Roll	1/3/2019
2018	101	FV	293,800	0	7,850.	406,400	700,200	700,200	Year End Roll	12/20/2017
2017	101	FV	293,800	0	7,850.	373,600	667,400	667,400	Year End Roll	1/3/2017
2016	101	FV	293,800	0	7,850.	340,900	634,700	634,700	Year End	1/4/2016
2015	101	FV	277,200	0	7,850.	334,300	611,500	611,500	Year End Roll	12/11/2014
2014	101	FV	277,200	0	7,850.	310,700	587,900	587,900	Year End Roll	12/16/2013
2013	101	FV	277,200	0	7,850.	295,600	572,800	572,800		12/13/2012

PRINT

Date	Time
12/11/20	02:01:41

LAST REV

Date	Time
05/31/18	10:15:14

ekelly

USER DEFINED

Prior Id # 1:	100599
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

SALES INFORMATION

TAX DISTRICT

PAT ACCT. 11898

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
SUSLOWICZ LEONA	1427-112		12/7/2012	Mult Lots	685,000	No	No		
SUSLOWICZ LEONA	1378-45		12/4/2009	Family	1	No	No		
	13690-520		4/1/1979		70,000	No	No		Y

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
3/19/2003	176	Re-Roof	4,000					

ACTIVITY INFORMATION

Date	Result	By	Name
5/17/2018	Missed Appt.	CC	Chris C
4/30/2018	MEAS&NOTICE	BS	Barbara S
1/22/2009	Meas/Inspect	372	PATRIOT
11/18/1999	Meas/Inspect	270	PATRIOT
10/1/1988		PM	Peter M

Sign: VERIFICATION OF VISIT NOT DATA ___/___/___

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		7850		Sq. Ft.	Site		0	80.	0.84	9									524,399						524,400	

Total AC/HA:	0.18021	Total SF/SM:	7850	Parcel LUC:	101	One Family	Prime NB Desc:	Brackett	Total:	524,399	Spl Credit		Total:	524,400

EXTERIOR INFORMATION

Type:	6 - Colonial		
Sty Ht:	2 - 2 Story		
(Liv) Units:	1	Total:	1
Foundation:	1 - Concrete		
Frame:	1 - Wood		
Prime Wall:	1 - Wood Shingle		
Sec Wall:			%
Roof Struct:	2 - Hip		
Roof Cover:	1 - Asphalt Shgl		
Color:	WHITE		
View / Desir:			

GENERAL INFORMATION

Grade:	C+ - Average (+)		
Year Blt:	1929	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:	G5	Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	1 - Drywall		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:	1		
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	5 - Steam		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	1	Rating:	Average
A Bath:		Rating:	
3/4 Bath:	1	Rating:	Average
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Average
A Kits:		Rating:	
Frpl:	1	Rating:	Average
WSFlue:	1	Rating:	Average

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	AV - Average	31.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	31	%

CALC SUMMARY

Basic $ / SQ:	125.00
Size Adj.:	1.11542547
Const Adj.:	0.99980003
Adj $ / SQ:	139.400
Other Features:	83000
Grade Factor:	1.10
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	521479
Depreciation:	161659
Depreciated Total:	359821

COMMENTS

PDAS.

RESIDENTIAL GRID

1st Res Grid				Desc:	Line 1					# Units:	1	
Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												
Totals	RMs:	8		BRs:	4			Baths:	1		HB	

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	8	4	M
Totals			
1	8	4	

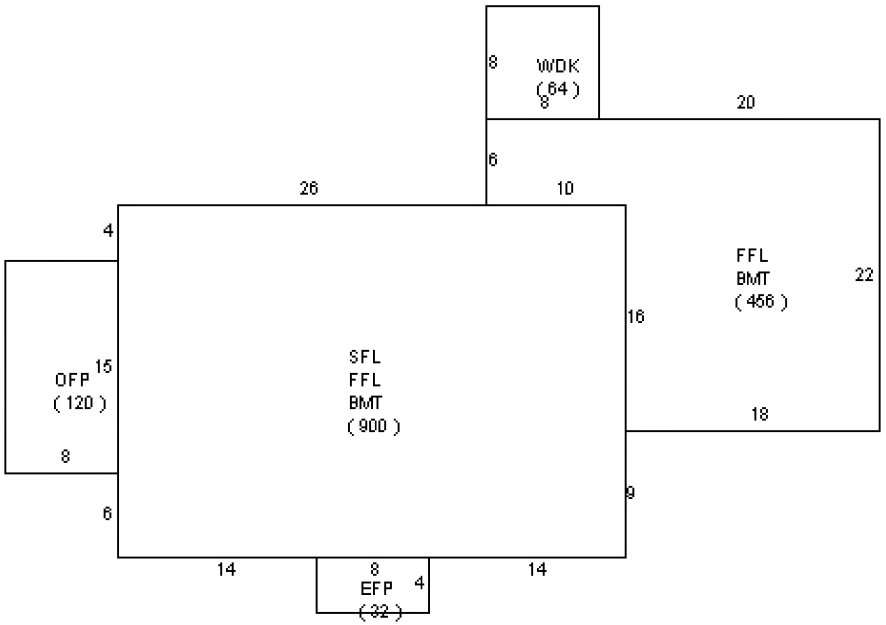
COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val

Juris. Factor:	1.00	Before Depr:	153.34
Special Features:	0	Val/Su Net:	93.99
Final Total:	359800	Val/Su SzAd	159.49

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
BMT	Basement	1,356	51.330	69,609
FFL	First Floor	1,356	139.400	189,027
SFL	Second Floor	900	139.400	125,460
OFP	Open Porch	120	30.240	3,629
WDK	Deck	64	16.000	1,024
EFP	Enclos Porch	32	72.590	2,323

Net Sketched Area:	3,828			Total:	391,072
Size Ad	2256	Gross Are	3828	FinArea	2731

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
BMT	100	RRM	35		

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID

152.0-0001-0004.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value

More:	N	Total Yard Items:		Total Special Featues:		Total:	

IMAGE

AssessPro Patriot Properties, Inc